



**MINUTES OF THE PUBLIC HEARING OF
MONDAY, FEBRUARY 4, 2013
AT 200 HIGHLANDS BOULEVARD DRIVE
REGARDING A REQUEST FOR OUTDOOR STORAGE OF GOODS
AND MERCHANDISE AT 14444 MANCHESTER ROAD**

Mayor David L. Willson called the Public Hearing of the Board of Aldermen to order at 7:00 p.m.

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Hamill was absent. A quorum was present.

The following notice of the public hearing was then read:

“The City of Manchester Board of Aldermen shall hold a public hearing on Monday February 4, 2013 at 7:00 p.m. at the Manchester Police Facility, 200 Highlands Boulevard Drive to consider the following:

A Special Use Permit is being requested by Mark Sgroi, owner of Scotty’s Fresh Produce Market, to operate outdoor storage of goods and merchandise in connection with a fresh produce market store at 14444 Manchester Road. The property is zoned C-1 Commercial with a Historic Overlay.”

Mayor Willson announced that Mr. Mark Sgroi was not at the meeting, and therefore, City Attorney Patrick R. Gunn suggested that this public hearing be continued to February 19.

Alderman Clement made the motion to continue the hearing until the next Board of Aldermen meeting on February 19. The motion was seconded by Alderman Ottenad and carried unanimously, without objection.

Mayor Willson closed the public hearing at 7:04 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC
City Clerk

***Note:** This is a journal of the Public Hearing held February 4, 2013 regarding a request for outdoor storage of goods and merchandise at 14444 Manchester Road. If a recording of the public hearing is desired, please contact City Hall.*



**MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING
OF MONDAY, FEBRUARY 4, 2013
AT 200 HIGHLANDS BOULEVARD DRIVE**

1. CALL TO ORDER

Mayor David L. Willson called the Regular Board of Aldermen meeting to order at 7:04 p.m.

2. ROLL CALL AND STATEMENT OF QUORUM

Roll call showed those present were Alderman Clement, Alderman Stevens, Alderman Ottenad, Alderman Schrader, Alderman Diehl, Mayor Willson and Attorney Gunn. Alderman Hamill was absent. A quorum was present.

3. APPROVAL OF THE MINUTES

a. Minutes of the January 21, 2013 Regular Board of Aldermen meeting

Alderman Schrader made the motion to approve the Minutes of the January 21, 2013 Regular Board of Aldermen meeting. The motion was seconded by Alderman Clement and carried unanimously, without objection.

4. ESTABLISHMENT OF ORDER OF ITEMS ON THE AGENDA

Alderman Ottenad made the motion that the first reading of item 10 (a) should be deferred until the next meeting. The motion was seconded by Aldermen Clement and carried unanimously, without objection.

Alderman Ottenad made the motion to approve the Order of Items on the Agenda, as amended. The motion was seconded by Alderman Clement and carried unanimously, without objection.

5. CONSIDERATION OF PETITIONS AND COMMENTS FROM THE PUBLIC

a. Manchester Arts Update

Alderman Clement gave a review of the Manchester Arts Council. He stated that in previous discussions they had spoken about where they were going in 2012, and they have had a pretty exciting

year; the organization has really grown and bloomed. He mentioned that the City of Manchester Board of Aldermen authorized the organization of Manchester Arts to investigate arts in the community.

Alderman Clement communicated that the members started writing an “Arts Plan” last year, and as of now, they have it 80% drafted. In the middle of the year they adopted a name “Manchester Arts” and then they attached a secondary tagline of “Arts at the Crossroads.”

Alderman Clement presented information of activities, saying that in September Manchester Arts hosted a concert as part of the Homecoming festivities; there were five groups that performed at the amphitheater on a beautiful afternoon. He said that in November Manchester Arts adopted and went live with a *Facebook* page which they are using to engage the community, and they are also in the process of beginning to engage the Parkway School District.

Alderman Clement expressed that the Manchester Arts members are very pleased that the Board of Aldermen has chosen to support them with some financial funding and also involving five members of the staff who are part of the group and lend a lot.

Alderman Clement disclosed that as of 2013, Manchester Arts is about 90 members strong after starting with 25 people; there is a lot of interest. This year Manchester Arts has a more aggressive agenda now that there is funding. The members want to finish the “Arts Plan”, which, with the approval of the Board of Aldermen, will allow Manchester Arts to seek funding through grants available.

Alderman Clement divulged that Manchester Arts is planning on having a photography show that would be judged and focused and named “Focus Manchester”. He said that the members of Manchester Arts are currently talking to a venue, Manchester Methodist Church, that they hope will allow collaboration with them and allow hosting the event there.

The next big thing this year is a formation of a community band, Alderman Clement reported. Manchester Arts members have made contacts through the band director of Valley Park who has connected with the band director of Parkway South High School. They are confident that they will be able to get this community band together and have three concerts at the amphitheater. This would be a different type of concert than what Manchester would normally host with pop bands. That would be a nice evening event enhancing the life in Manchester.

The Manchester Arts members, as Alderman Clement stated, are also collaborating with Parkway School District with their fine arts program. They are getting ready to meet with the art teachers and explore how Manchester Arts can partner with them; Manchester Arts would like to find ways to lift up and highlight the young talent in our school district.

Alderman Clement stated there could possibly be a couple public art initiatives. He said that public art has never been viewed as a priority; they view Manchester arts as a group that engages activities. Public arts was always secondary but several things have happened in the last month that help them think that they might be able to do things. Manchester Arts has reached out to the Missouri Department of Transportation, MoDOT, to see whether they can perhaps take some of their traffic boxes that sit along Manchester and have Manchester artists create scenes on them.

Alderman Clement stated they have stumbled upon an opportunity that has closed now but may reopen; Laumeier Sculpture Park, they have a lending program that approves agencies or cities that may loan public art long term to the communities that reach certain criteria.

Alderman Clement stated the Arts have logged their hours and they are at 2,300 hours of volunteer hours that have gone to Manchester Arts. He believes they will top that this year.

Alderman Clement showed the Board the logo which Manchester Arts Council members have adopted. He then introduced the Art's Council members who were in the audience: Helen Hume, Sheila Ryerse, Meghan Huether, Bill Vivrett, and James Labit. He said there are many members working to bring arts more in focus in this community.

b. Comments from the Public

Mr. Brecht Mulvihill introduced himself as a representative from United States Representative Ann Wagner's office. He stated that she is the Representative for the Second Congressional District, and she has an office near Manchester and Weidman Roads.

6. REPORTS FROM THE MAYOR

a. Mayoral Report

Mayor Willson reported that he attended the January 24 senior staff meeting.

Also on Thursday, January 24, the West County Chamber of Commerce Gala was attended by City Administrator Andy Hixson, City Engineer Ed Blattner, Director of Finance Dave Tuberty, Director of Planning, Zoning, and Economic Development Franz Krintz and Mayor Willson. At the event, Andy Hixson was introduced as the newest member of the Board of Directors, the City received a 55-year membership certificate, and Dave Tuberty received a plaque for his five years of service.

On January 29, Mayor Willson talked with classes at a local school about municipal government.

Mayor Willson attended the 176th Annual Dinner and Meeting of the Regional Chamber and Growth Association at the Chase Park Plaza on January 30.

Mayor Willson announced that the next Board of Aldermen meeting will be Tuesday, February 19, due to the Presidents' Day Holiday.

7. REPORTS FROM THE CITY ADMINISTRATOR

a. List of Paid Bills (Warrant dates of January 18 – January 31, 2013)

There were no questions.

b. New Public Works Truck on Display

City Administrator Andy Hixson advised that Mr. Mark Belpulsi from the City's Public Works

Department had the new Public Works truck on display in front of the Police Facility for anyone interested in seeing it.

8. REPORTS FROM COMMITTEES

a. Planning and Zoning Commission

Alderman Clement advised that the Planning and Zoning Commission did not meet, but there will be a meeting next week; there are two issues on the agenda.

b. Historic Review Commission

Alderman Diehl advised the Historic Review Commission did not meet, but they plan to meet on February 11 at 5:30 p.m. at City Hall.

9. ACTION ON OLD BILLS

a. There were none.

10. INTRODUCTION OF NEW BILLS

a. BILL APPROVING SPECIAL USE PERMIT FOR SCOTTY'S PRODUCE MARKET

This item was deferred to the February 19, 2013 Regular Board of Aldermen meeting.

11. MISCELLANEOUS

a. Comments from the Public

Mr. Hal Roth, 48 Pas Drive, asked about the contingency fund. He said the fund changed to \$1.6 million from \$1 million, and the \$600,000 reportedly came from cutting back in spending. He asked where that savings occurred.

Director of Finance Dave Tuberty stated that the contingency fund is 20% of the budgeted spending for a particular year. He said in 2012 the contingency fund was 20% of what was budgeted for that year. So in 2013, if it changed, that is because the budgeted spending changed for the year. That is the difference between the two. The contingency amount is set by Ordinance.

Mr. Roth questioned the amount of the contingency fund since the City's budget is about \$20 million.

Director of Finance Tuberty stated that the contingency fund is set to be 20% of the General Fund, not the entire City budget.

Mr. Roth said there was another comment made that the City Engineer's salary was going to come partially from the sewer lateral fund. Mr. Roth asked who runs the sewer lateral program.

City Administrator Andy Hixson stated that fund is solely for sewer laterals. He also answered that Jason Callahan, who works in the Public Works Department, runs the sewer lateral program, and his salary comes from that fund. He verified that the City Engineer also does some work for the sewer laterals, and that portion of his salary is also paid through the sewer lateral fund.

12. ADJOURNMENT

At 7:35 p.m., there being no further business, Alderman Clement made the motion to adjourn. The motion was seconded by Alderman Ottenad and carried unanimously, without objection. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Ruth E. Baker, CMC/MRCC
City Clerk

Note: This is a journal of the Board of Aldermen meeting held February 4, 2013 (summary); not a verbatim transcript. If a recording of the meeting is desired, please contact City Hall.